



SEMINOLE COUNTY
PLANNING & DEVELOPMENT DIVISION
1101 EAST FIRST STREET, ROOM 2028
SANFORD, FLORIDA 32771
(407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 24-80000020

Received: 2/23/24

Paid: 2/23/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

<input type="checkbox"/> PRE-APPLICATION	\$50.00
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PROJECT

PROJECT NAME:	PINE CREST PARCEL SPLIT	
PARCEL ID #(S):	13-20-30-501-0000-3580 /3570/ 2460	
TOTAL ACREAGE:	3+	BCC DISTRICT:
ZONING:	A1 - Residential	FUTURE LAND USE: LDR

APPLICANT

NAME: GREGORY NUONE	COMPANY:	
ADDRESS: 2774 WILLOW BAY Terrace		
CITY: Casselberry	STATE: FL	ZIP: 32707
PHONE: 407-970-6545	EMAIL: gregnuone2774@gmail.com	

CONSULTANT

NAME: N/A	COMPANY:
ADDRESS:	
CITY:	STATE: ZIP:
PHONE:	EMAIL:

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION

Description of proposed development: Rezone 3+ acres to 8 lots keeping country-like atmosphere

STAFF USE ONLY

COMMENTS DUE: 3/8	COM DOC DUE: 3/14	DRC MEETING: 3/20
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: A-1	FLU: LDR	LOCATION: on the west side of S Sanford Ave, south of Lake Mary Blvd
W/S: Sanford	BCC: 2: Zembower	



Parcels: 13-20-30-501-0000-3580 to be split into LOTS 1, 2, 3, 4 and re-zoned R1AA with no less than 90' lot width as allowed under LDR zoning.

Parcels: 13-20-30-501-0000-3570 to be split into LOTS 5 & 6 and rezoned R1AA with no less than 90' lot width as allowed under LDR zoning.

Parcels: 13-20-30-501-0000-2460 to be split into LOTS 7 & 8 and rezoned R1AA with no less than 90' lot width as allowed under LDR zoning.

ATTACHMENT A

PROPOSED PARCEL SPLITS



Seminole County Planning & Development Division
1101 East First St.
Sanford, FL 32771

February 22, 2024

Dear Sir/Madam,

I am seeking information on what I may be able to do with approximately 3 acres of land in Seminole County that is identified by the following parcel IDs:

13-20-30-501-0000-3580

13-20-30-501-0000-3570

13-20-30-501-0000-2460

These parcels were platted in 1926 or thereabouts and are located off of S Sanford Ave. and Tunnicliffe Drive. To the immediate north are 4 parcels that comprise 0.29 acres each. I am asking for similar zoning as detailed in the accompanying drawings.

I am also seeking to keep the existing country-like appeal for the property and would like to keep the gravel road access as-is. The vision is to keep as much nature surrounding the larger inside parcels. I have included pictures of the area for quick reference. One picture shows a home built in 2023 and its beautiful, natural surroundings.

Kindly advise me on whether the proposed parcel splits on Attachment A will be acceptable to the county. I would also like to seek your advice on what, if any, other rezoning may meet the highest and best use of the property.

Thank you for your time and consideration.

Regards,

Greg Noone

Cell 407-970-6545

Tunnicliffe entrance from S Sanford:



Foliage at Tunnicliffe Drive:



340 Tunnicliffe Dr. surroundings:



Property Record Card

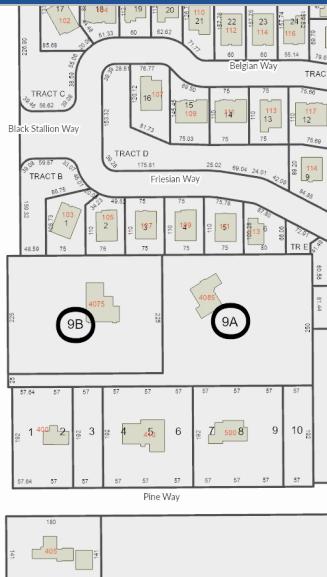
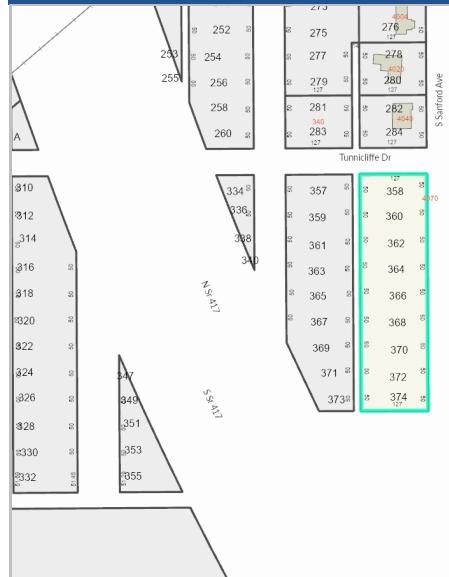


SEMINOLE COUNTY
PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel 13-20-30-501-0000-3580

Property Address S SANFORD AVE SANFORD, FL 32773

Parcel Location



Site View

Sorry, No Image
Available at this Time

Parcel Information

Value Summary

Parcel	13-20-30-501-0000-3580	2024 Working Values	2023 Certified Values
Owner(s)	HOME BRIDGE REAL ESTATE LLC		
Property Address	S SANFORD AVE SANFORD, FL 32773	Cost/Market	Cost/Market
Mailing	115 JORNADA LOOP SANTA FE, NM 87508-8263		
Subdivision Name	PINE CREST		
Tax District	01-COUNTY-TX DIST 1		
DOR Use Code	00-VACANT RESIDENTIAL		
Exemptions	None		
AG Classification	No		
		Valuation Method	Cost/Market
		Number of Buildings	0
		Depreciated Bldg Value	0
		Depreciated EXFT Value	
		Land Value (Market)	\$99,560
		Land Value Ag	\$99,560
		Just/Market Value	\$99,560
		Portability Adj	\$99,560
		Save Our Homes Adj	\$0
		Non-Hx 10% Cap (AMD 1)	\$63,118
		P&G Adj	\$0
		Assessed Value	\$99,560
			\$36,442

2023 Certified Tax Summary

2023 Tax Amount w/o Non-Hx Cap

\$1,324.94 2023 Tax Savings with Non-Hx Cap

\$500.52

2023 Tax Bill Amount

\$824.42

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 358 360 362 364 366 368
370 372 & 374
PINE CREST
PB 5 PG 78

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$99,560	\$0	\$99,560
SJWM(Saint Johns Water Management)	\$99,560	\$0	\$99,560
FIRE	\$99,560	\$0	\$99,560
COUNTY GENERAL FUND	\$99,560	\$0	\$99,560
Schools	\$99,560	\$0	\$99,560

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	11/30/2023	10545	1706	\$84,400	Yes	Vacant
CORRECTIVE DEED	03/20/2023	10414	1562	\$100	No	Vacant
WARRANTY DEED	03/20/2023	10410	1724	\$100	No	Vacant
PROBATE RECORDS	09/01/2004	05456	1552	\$100	No	Vacant

Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			1.31	\$76,000.00	\$99,560

Building Information Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Value	New Cost
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Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
A-1	Low Density Residential	LDR	Agricultural-1Ac

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
32.00	FPL	AT&T	SANFORD	CITY OF SANFORD	NA	NA	NA	NA

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 2 - Jay Zembower	Dist 7 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	18

School Information

Elementary School District	Middle School District	High School District
Region 3	Sanford	Seminole

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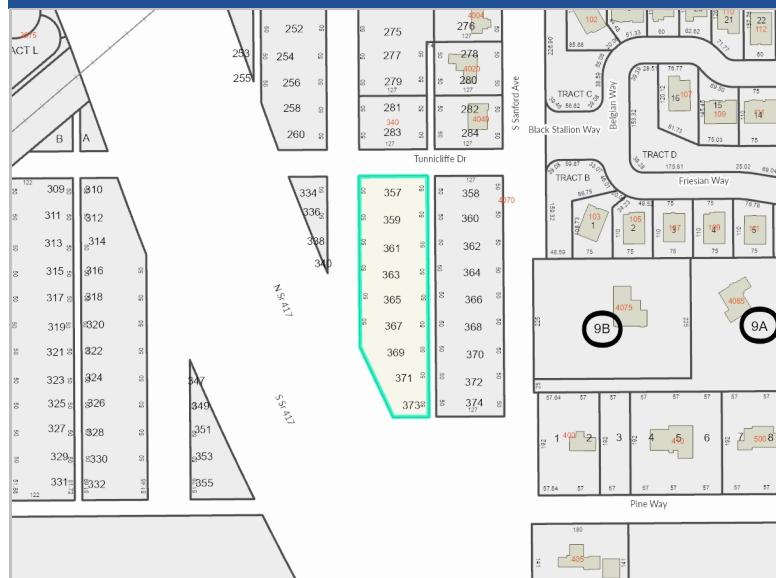
Property Record Card



Parcel 13-20-30-501-0000-3570

Property Address SANFORD, FL 32773

Parcel Location



Site View

Sorry, No Image Available at this Time

Parcel Information

Parcel	13-20-30-501-0000-3570
Owner(s)	HOME BRIDGE REAL ESTATE LLC
Property Address	SANFORD, FL 32773
Mailing	115 JORNADA LOOP SANTA FE, NM 87508-8263
Subdivision Name	PINE CREST
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	00-VACANT RESIDENTIAL
Exemptions	None
AG Classification	No

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$26,448	\$26,448
Land Value Ag		
Just/Market Value	\$26,448	\$26,448
Portability Adj		
Save Our Homes Adj	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$26,448	\$26,448

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap **\$351.97**

2023 Tax Bill Amount **\$351.97**

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 357 359 361 363 365 367
369 371 & 373 (LESS EXPRESSWAY)
PINE CREST
PB 5 PG 78

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$26,448	\$0	\$26,448
SJWM(Saint Johns Water Management)	\$26,448	\$0	\$26,448
FIRE	\$26,448	\$0	\$26,448
COUNTY GENERAL FUND	\$26,448	\$0	\$26,448
Schools	\$26,448	\$0	\$26,448

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	11/30/2023	10545	1706	\$84,400	Yes	Vacant
CORRECTIVE DEED	03/20/2023	10414	1562	\$100	No	Vacant
WARRANTY DEED	03/20/2023	10410	1724	\$100	No	Improved
PROBATE RECORDS	09/01/2004	05456	1552	\$100	No	Vacant

Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			1.16	\$76,000.00	\$26,448

Building Information Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Value	New Cost
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Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
A-1	Low Density Residential	LDR	Agricultural-1Ac

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
32.00	FPL	AT&T	SANFORD	CITY OF SANFORD	NA	NA	NA	NA

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 2 - Jay Zembower	Dist 7 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	18

School Information

Elementary School District	Middle School District	High School District
Region 3	Sanford	Seminole

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Property Record Card



Parcel 13-20-30-501-0000-3340
Property Address SANFORD, FL 32773

Parcel Location



Site View

Sorry, No Image Available at this Time

Parcel Information

Parcel	13-20-30-501-0000-3340
Owner(s)	HOME BRIDGE REAL ESTATE LLC
Property Address	SANFORD, FL 32773
Mailing	115 JORNADA LOOP SANTA FE, NM 87508-8263
Subdivision Name	PINE CREST
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	00-VACANT RESIDENTIAL
Exemptions	None
AG Classification	No

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$100	\$100
Land Value Ag		
Just/Market Value	\$100	\$100
Portability Adj		
Save Our Homes Adj	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$100	\$100

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap **\$1.33**

2023 Tax Bill Amount **\$1.33**

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 334 336 338 & 340
(LESS EXPRESSWAY)
PINE CREST
PB 5 PG 78

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$100	\$0	\$100
SJWM(Saint Johns Water Management)	\$100	\$0	\$100
FIRE	\$100	\$0	\$100
COUNTY GENERAL FUND	\$100	\$0	\$100
Schools	\$100	\$0	\$100

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	11/30/2023	10545	1706	\$84,400	Yes	Vacant
CORRECTIVE DEED	03/20/2023	10414	1562	\$100	No	Vacant
WARRANTY DEED	03/20/2023	10410	1724	\$100	No	Vacant
PROBATE RECORDS	09/01/2004	05456	1552	\$100	No	Vacant

Land

Method	Frontage	Depth	Units	Units Price	Land Value
LOT			1	\$100.00	\$100

Building Information Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Value	New Cost
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32.00	FPL	AT&T	SANFORD	CITY OF SANFORD	NA	NA	NA	NA

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 2 - Jay Zembower	Dist 7 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	18

School Information

Elementary School District	Middle School District	High School District
Region 3	Sanford	Seminole

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**Seminole County Government
Development Services Department
Planning and Development Division
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us elandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 2/23/2024 11:31:19 AM
Project: 24-80000020
Credit Card Number: 42*****0703
Authorization Number: 03596G
Transaction Number: 230224O3B-7EA8E59B-53AC-437E-AE46-B20E04782210
Total Fees Paid: 52.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50